

From: David Dutton

Sent: Wednesday, September 4, 2024 3:27 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: [EXTERNAL] RE: Revised BNG: Planning application 70937 - Land adj to Abbots Hall

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Thanks Richard

The amendments to the BNG Assessment and metric appear reasonable, with 10% BNG still achieved. The only question mark I had was whether the amended baseline for the area cleared was fair, given that it could only be identified and assessed from Google imagery. On balance I believe it is reasonable to assume it was primarily tall ruderal vegetation in poor condition at time of clearance.

If however the precautionary approach was taken and moderate condition assumed a shortfall of 0.24BU would occur on site in order to achieve 10% net gain on the site. This is not however a significant issue, should evidence come forward that demonstrates moderate condition was present at the time, as the target for all created habitats is poor, with the potential for moderate condition on the other neutral grassland and mixed scrub, which would achieve in excess of 10% BNG.

I therefore accept that the development can achieve 10% BNG on the site and therefore the statutory condition discharged.

I would regard the on-site mitigation as significant under the current guidance and therefore its long term management should be secured via a legal agreement.

David Dutton

Ecologist

Planning

Investment, Development and Housing

Place